

City Council
Atlanta, Georgia

07-0-0860

AN ORDINANCE
BY ZONING COMMITTEE

Z-07-49
Date Filed: 4-10-07

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **930 Mauldin Street, S.E.** (aka addressed as 922 Mauldin Street, S.E.) be changed from the MR-4B (Multifamily Residential) District to the MR5-A (Multifamily Residential) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 13, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-07-49

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PLANNING

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF MAUDLIN STREET (30 FOOT RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF HOLTZCLAW STREET (40 FOOT RIGHT OF WAY) THENCE RUNNING ALONG THE NORTHERLY RIGHT OF WAY OF MAUDLIN STREET IN SOUTHWESTERLY DIRECTION SOUTH 84 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 198.65 FEET TO AN IRON PIN FOUND LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF AN ATLANTA AND WEST POINT RAILROAD RIGHT OF WAY EASEMENT; RUNNING THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RAILROAD EASEMENT IN A NORTHEASTERLY DIRECTION NORTH 13 DEGREES 24 MINUTES 49 SECONDS EAST A DISTANCE OF 370.01 FEET TO AN IRON PIN FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF KIRKWOOD AVENUE (30 FOOT RIGHT OF WAY) THENCE RUNNING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF KIRKWOOD AVENUE SOUTH 89 DEGREES 25 MINUTES 25 SECONDS EAST 134.88 FEET TO AN IRON PIN FOUND LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF HOLTZCLAW STREET THENCE RUNNING ALONG THE WESTERLY RIGHT OF WAY LINE OF HOLTZCLAW STREET SOUTH 03 DEGREES 53 MINUTES 51 SECONDS WEST 339.32 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING; CONTAINING 57,550 SQUARE FEET (1.321 ACRES) ACCORDING TO PLAT OF SURVEY BY A.S.GIOMETTI AND ASSOCIATES, INC. DATED NOVEMBER 22, 2005.